



**City of Phoenix**  
PLANNING AND DEVELOPMENT DEPARTMENT

**GENERAL PLAN AMENDMENT  
STAFF ANALYSIS**

June 25, 2015

<u>Application:</u>	GPA-LV-1-15-8
<u>Applicant:</u>	Brian Burch, Brimet II, LLC
<u>Location:</u>	Approximately 600 feet north of the northwest corner of 27 <sup>th</sup> Avenue and Baseline Road
<u>Acreage:</u>	19.96 acres
<u>Current Plan Designation:</u>	Residential 0 to 1 du/acre (19.96 acres)
<u>Requested Plan Designation:</u>	Residential 3.5-5 du/acre (19.96 acres)
<u>Reason for Requested Change:</u>	Amend the General Plan Land Use Map to allow for development of a single-family subdivision
<u>Village Planning Committee Date:</u>	Laveen Village – July 13, 2015
<u>Staff Recommendation:</u>	Approval

Findings:

- 1) The proposed General Plan Land Use Map designation of Residential 3.5-5 du/acre is compatible with and will complement the uses developed in the vicinity.
- 2) The companion zoning case, Z-16-15-8, will help ensure high-quality development compatible with surrounding uses.

**BACKGROUND**

The subject site is located approximately 600 feet north of the northwest corner of 27<sup>th</sup> Avenue and Baseline Road. This request would amend the existing General Plan Land Use Map designation from Residential 0 to 1 du/acre to Residential 3.5-5 du/acre for 19.96 acres. Rezoning case Z-16-15-8, a companion case running concurrently, is a request to rezone the subject site to R1-8 to allow for a single-family subdivision.

## **RELATIONSHIP TO GENERAL PLAN GOALS AND POLICIES**

### GROWTH

- GOAL 1: MAINTAIN A HIGH QUALITY OF LIFE AND ECONOMICALLY HEALTHY COMMUNITY.

The subject site is located within the Laveen area, which is identified as one of the six major target growth areas. Approval of the proposed amendment will help to encourage new housing growth in one of the targeted growth areas in the southwestern part of the city.

### LAND USE

- GOAL 1: URBAN FORM: NEIGHBORHOOD POLICY 2: PROTECT AND ENHANCE THE CHARACTER OF EACH NEIGHBORHOOD AND ITS VARIOUS HOUSING LIFESTYLES THROUGH NEW DEVELOPMENT THAT IS COMPATIBLE IN SCALE, DESIGN, AND APPEARANCE.

The proposed development, via accompanying rezoning case Z-16-15-8, will be compatible in scale, design and appearance with surrounding established neighborhoods. A compatibly designed neighborhood will aid in ensuring that the new development will create a strong and viable extension of the Laveen Village community.

- GOAL 5: INTEGRATION OF LAND USE AND TRANSPORTATION SYSTEMS: POLICY 1: CONNECT ADJACENT RESIDENTIAL AREAS TO CREATE INTEGRATED NEIGHBORHOODS THROUGH REMOVING BARRIERS THAT RESTRICT INTERACTION AND EFFECTIVE USE OF PUBLIC FACILITIES, WHILE AVOIDING OPPURTUNITIES FOR CUT-THROUGH TRAFFIC.

The proposed single-family subdivision will provide access to the adjacent subdivision to the west. This connection will not only create a larger integrated neighborhood, but serve to create interaction between residents.

- GOAL 6: PEDESTRIAN-ORIENTED DEVELOPMENT: POLICY 1: FACILTITATE NEIGHBORHOOD ACCESS TO SHOPPING, PUBLIC FACILITIES, SCHOOLS, OPEN SPACE AND PARKS, THROUGH NEIGHBORHOOD DESIGN, PEDESTRIAN PATHS, AND BICYCLE LANES.

Similarly, pedestrian and bicycle access will be provided as part of the design proposed with the accompanying rezoning case Z-16-15-8. Pedestrian and bicycle connections will be provided to the existing subdivision to the west as well as to 27<sup>th</sup> Avenue on the east in order to provide convenient access to surrounding amenities.

### COST OF DEVELOPMENT

- GOAL 1: NEW DEVELOPMENT'S FINANCIAL RESPONSIBILITY: POLICY 2: REQUIRE ALL NEW DEVELOPMENT TO CONSTRUCT REGIONAL GROWTH RELATED CAPITAL FACILITIES OR PROVIDE FUNDS FOR ITS PROPORTIONAL SHARE OF THE COSTS THAT ARE NECESSARY TO SERVE THE DEVELOPMENT AND ARE CONSISTENT WITH THE POLICY ON PROPORTIONALITY.

The proposed development will use Development Impact Fees to help fund costs of regional growth-related capital facilities.

### CIRCULATION ELEMENT

- GOAL 2D: LOCAL STREETS: POLICY 5: PROVIDE SAFE, WELL-MAINTAINED AND ACCESSIBLE SIDEWALKS ON BOTH SIDES OF LOCAL STREETS AND DESIGN THEM TO BE COMPATIBLE WITH ADJACENT HEIGHBORHOODS. IN LOW-DENSITY AREAS, SIDEWALKS ON ONE SIDE MAY BE REPLACED WITH MULTIUSE TRAILS.

Via rezoning case Z-16-15-8, detached sidewalks will be incorporated into the development, thus providing safety for future residents of the development.

### HOUSING ELEMENT

- GOAL 2: HOUSING CHOICE: A DIVERSE CHOICE OF HOUSING SHOULD BE PROVIDED IN ALL VILLAGES OF THE CITY TO MEET THE NEEDS OF ALL HOUSEHOLDS.

The proposed land use designation will provide additional housing opportunities within the Laveen Village.

### NEIGHBORHOOD ELEMENT

- GOAL 1: NEW NEIGHBORHOOD DESIGN: POLICY 6: PROMOTE DESIGN THAT WILL INCREASE OPPORUNITIES FOR PEOPLE TO INTERACT BOTH WITHIN THE NEIGHBORHOOD AND WITH EXISTING OR FUTURE ADJACENT NEIGHBORHOODS.

The single-family subdivision proposed with the accompanying rezoning case will provide sidewalks throughout the neighborhood as well as pedestrian connectivity to the existing development to the west in order to enhance community interaction between adjacent neighborhoods.

- GOAL 2: COMPATIBLE NEIGHBORHOOD DEVELOPMENT: POLICY 3: CREATE NEW DEVELOPMENT OR REDEVELOPMENT THAT IS SENSITIVE TO THE SCALE AND CHARACTER OF THE SURROUNDING NEIGHBORHOODS AND INCORPORATES ADEQUATE DEVELOPMENT STANDARDS TO PREVENT NEGATIVE IMPACT(S) ON THE RESIDENTIAL PROPERTIES.

The proposed development, via accompanying rezoning case Z-16-15-8, will be sensitive in scale and character to the surrounding neighborhoods to the north, east and west. Perimeter and central open space areas have been incorporated into the design of the subdivision in order to not only be sensitive to surrounding land owners, but to provide amenities that match the character of surrounding neighborhoods.

The proposed amendment has no significant effect on the following General Plan Elements:

**BICYCLING ELEMENT  
CONSERVATION, REHABILITATION AND REDEVELOPMENT  
ENVIRONMENTAL PLANNING  
NATURAL RESOURCES CONSERVATION AND ENERGY  
OPEN SPACE  
RECREATION  
WATER RESOURCES  
PUBLIC BUILDINGS  
PUBLIC SERVICES AND FACILITIES  
SAFETY**

### **CONCLUSION AND RECOMMENDATION**

Staff recommends that the request be approved.

Approval of this General Plan Amendment will further the goals of the General Plan. Approval is consistent with the residential development patterns in the area.

#### **Writer**

S. Keating  
June 25, 2015

#### **Attachments**

Sketch Map  
Aerial









# GENERAL PLAN AMENDMENT

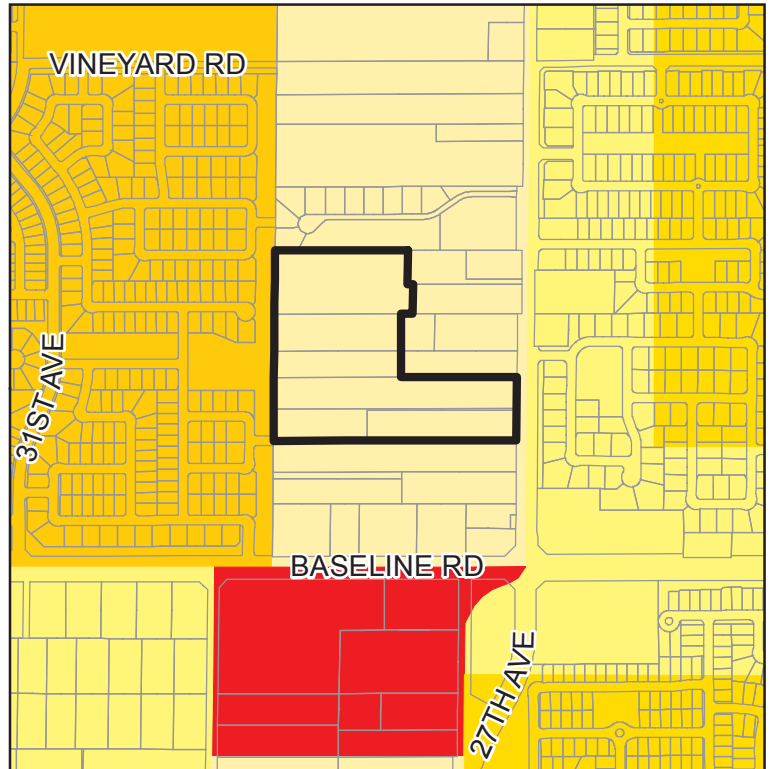
CITY OF PHOENIX ♦ PLANNING & DEVELOPMENT DEPARTMENT ♦ 200 W WASHINGTON ST ♦ PHOENIX, AZ ♦ 85003 ♦ (602) 262-6882

APPLICATION NO: GPA-LV-1-15-8	ACRES: 19.96 +/-
VILLAGE: Laveen	COUNCIL DISTRICT: 8
APPLICANT: Brian Burch	

## EXISTING:



Residential 0 to 1 du/acre (19.96 +/- Acres)

-  Proposed Change Area
-  Residential 0 to 1 du/acre
-  Residential 1 to 2 du/acre
-  Residential 2 to 3.5 du/acre
-  Residential 3.5 to 5 du/acre
-  Commercial



## PROPOSED CHANGE:

Residential 3.5 to 5 du/acre (19.96 +/- Acres)

-  Proposed Change Area
-  Residential 3.5 to 5 du/acre

